



B. Applicant Information

1. Project Title: City of San Antonio NCR Petroleum Site Assessment Program
2. Grant Type: Assessment
Contaminant: Petroleum
3. Dollar Amount Requested: \$200,000
4. Name of Applicant: City of San Antonio
5. Project Contact: Kimberly Coleman
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6. Chief Executive: Terry Brechtel
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Phone: (210) 207-7080
Fax: (210) 207-4217
7. Location: City of San Antonio
Neighborhood Commercial Revitalization Program Target Areas
8. Population: Population of the City of San Antonio – 1,144,646 people
(Based on 2000 Census data)
Population of NCR Target Areas – 47,381 people (based on
affected 2000 Census Block Groups, see Attachment  for table
and map)
9. Special Considerations: The City of San Antonio has designated Enterprise Community
and Empowerment Zone areas. Attachment  shows the
designated areas in relation to the NCR Program sites.

Assessment Grant Criteria

Threshold Criteria for Assessment Grants

A. Applicant Eligibility

The City of San Antonio is a local entity, and therefore eligible to apply for and receive assessment grants. Any ineligible property specific sites, such as property receiving assistance for response activities from the Leaking Underground Storage Tank (LUST) trust fund, which may be within the Project Area, will not receive assessment assistance should this grant be awarded.

B. Community Notification

The stakeholders of the affected community were informed of this application as well as invited to read and comment on this application in draft form. A Public Notice was placed in the San Antonio Express-News on November 5, 2003 (see attachment [redacted] notice). A community meeting was held on Monday, November 17, 2003 (see attachment [redacted] flyer). The targeted community (NCR Newsletter and Brownfields old lists) was mailed invitation notices (see attachment [redacted] invite). In addition, the draft document was posted in electronic form on the Neighborhood Action Department's website and public comment was solicited. The public comment period ended on November 28, 2003. All notices were in both English and Spanish and a translator was on hand at the public meeting.

C. Letter from the State or Tribal Environmental Authority

See attachment [redacted]
Kimberly/Mike Frue TCEQ

D. Site Eligibility and Property Ownership Eligibility

NA

Ranking Criteria for Assessment Grants

A. Assessment Grant Proposal Budget

Budget Categories	Project Tasks				Total
	Task 1 – Phase I and II assessments	Task II -	Task III- Community Outreach	Task IV – Training	
Personnel	0				
Fringe Benefits	0				
Travel	0				
Equipment	0				
Supplies	0				2,000
Contractual	196,000	2,000	0	2,000	198,000
Other (specify)					
Total					200,000

B. Community Need

1. San Antonio's City Council created the Neighborhood Commercial Revitalization (NCR) Program in 1998 to empower community groups to restore productivity of underused neighborhood urban retail and business areas. The goals of the NCR Program are to support economic reinvestment in targeted business districts within the urban core, create employment opportunities in the inner city, and improve the physical appearance of these areas. The NCR Program currently has 8 target areas. These target areas are the commercial corridors serving the 57 surrounding Census block groups (population 47,381) as well as destinations for the citizens of San Antonio and its visitors. San Antonio has the 25th highest poverty rate of 273 cities nationwide, with 17.3% of our residents living in poverty and more disturbing the child poverty rate is 24.3% (source: 2000 Census). In 2002 6.5% of births in San Antonio were to mothers under 18 year of age, 38.5% were to single mothers, 8.2% were low birth weight babies, and 11.9% received no prenatal care during the first trimester (source: SA Metro Health). (demographic info, poverty rate, unemployment rate, special community needs, environmental justice) All census tracts in the proposed Empowerment Zone have high poverty rates ranging from 35 to 82 percent. The median household income of residents is \$10,273. The unemployment rate is 17 percent. The area also includes many substandard homes and a high number of abandoned properties.

2. This grant will build on past efforts such as the policies and recommendations in the City's Master Plan, Unified Development Code, and the Community Revitalization Action Group. By eliminating the perception of environmental hazards real estate that has for years has stood fallow will be allowed to return to the market thus serving the needs of surrounding neighborhoods.

San Antonio's history not include an abundance of industrial centers, making it somewhat difficult to find sites for previous Brownfields grant monies, this is not however the case with petroleum sites. The NCR target areas include by definition traditional neighborhood business districts, which have fallen victim to residential urban flight. Businesses, including gasoline service stations, have followed consumers to the suburbs leaving many structures vacant and deteriorating. These trends resulted in fewer economic or employment opportunities for inner city residents, a lack of easily accessible goods and services, and business districts that become targets for crime, graffiti and vandalism. When neighborhoods decline, everyone is affected through increased political conflict, social tension, crime, and higher taxes. Reversing this process of decline requires reinvestment and recommitment on the part of the community as a whole. The Neighborhood Commercial Revitalization (NCR) Program works to restore productivity of underused neighborhood urban retail and business areas. The site assessments included in a Brownfields grant award coupled with the NCR Program would further the goals of both programs as well as bringing back onto the market vacant, dormant or under utilized properties at prime locations for small businesses and infill development.

3. Within the 8 target areas currently part of the NCR Program, ___ sites were found on the LPST database website. An additional ___ sites are known to be contain underground tanks and ___ sites are suspected to contain tanks. (See attachment ___ map)

The work of the NCR Program includes the promotion of available real estate, and recruitment and retention of small businesses. Vacant properties in need of site assessments located on prime corners in NCR Areas deter the efforts of the NCR Program to revitalize the corridor as a whole. Releases from Petroleum Storage Tank sites can expose the community to potentially toxic levels of petroleum hydrocarbon substances such as gasoline, diesel, or waste oil. Because of the greater volatility and mobility of gasoline when released into the environment, gasoline releases are usually more of a health concern than are releases of these other substances. Fortunately, very few leaking PSTs currently exist in NCR areas. However, older tanks have potential to leak and adversely affect the public water supply system. Newer tanks are equipped with corrosion protection, release detection, spill/overflow prevention and in some metropolitan areas, vapor recovery devices.

C. Site Selection Process

1. Sites to be assessed will be selected from within the NCR Program Target Areas boundaries on a first come, first served basis. There are currently 8 NCR target areas all of which are located within San Antonio's inner city. Each site will be evaluated individually. Property owners will be invited to participate. Criteria utilized will include the potential reuse of the site, potential new business opportunity and employment opportunities, capital available to complete the reuse plans, potential use of the NCR's Operation Facelift Program, owner participation in the community outreach efforts and conformance with the Area's Design Guidelines and other Neighborhood and City plans. Coordinators input?

2. Potential petroleum sites were inventoried based on windshield surveys, database searches, existing documentation and various community outreach activities. Revitalization

coordinators in the NCR target areas were asked to locate properties, which they had knowledge of or suspected to be petroleum sites. A search was performed of the Texas Natural Resources Conservation Commission database of petroleum storage tanks (aboveground, underground and leaking). In addition, several of the areas have completed Neighborhood plans, which through the efforts of the Planning Department's Community Building and Neighborhood Planning Program has documented some of the history of these corridors. In addition the participants at the community meeting were asked to indicate sites on a map that they had knowledge of being gasoline service station locations.

3. All sites will likely be privately owned. Therefore the property owner will have to be notified and be willing to sign an agreement with the City of San Antonio. The City of San Antonio is already utilizing this type of agreement for their existing Brownfields grant. The agreement entered into between the City and the property owner provides for promotional use and grants access to the consultant to perform the needed site assessments, in addition indemnifies the City against any future action.

D. Sustainable Reuse of Brownfields/Development Potential

1. As part of the NCR Program, each Revitalization Project organizes a Design and Planning Committee to create a vision for an appropriate, attractive, and coordinated commercial corridor. This key committee works to encourage all design improvement activity with regard to building maintenance, rehabilitation and construction. It develops and adopts design guidelines for voluntary compliance within the business district and can provide design assistance to property owners. In establishing Design Guidelines, the Design and Planning Committee addresses area history, concerns, and standards for improvement. This key committee works to encourage all design improvement activity with regard to building maintenance, rehabilitation and construction. It develops and adopts design guidelines for voluntary compliance within the business district and can provide design assistance to property owners. In establishing Design Guidelines, the Design and Planning Committee addresses area history, concerns, and standards for improvement.

The assessment of various sites and their resulting redevelopment in conjunction with the Area's Design guidelines will signal to the potential investor or resident that the NCR area has become viable again and that something positive is happening. A key element of a revitalization effort is the return of business activity to the commercial corridor. Commercial properties within NCR areas can currently apply for Operation Facelift grant monies up to \$15,000 matching funds to improve the façade of their buildings. Owners of vacant buildings are encouraged to apply and improve their property as a catalyst for future occupancy. Tenants are eligible to apply with a signed lease and the property owner's approval. Mixed-use buildings with retail/commercial uses in the storefront are also eligible. Each public dollar is currently being leveraged by private funds at a rate of \$5.82. Small but visible improvements create investor confidence and encourage the new private investment to take place. Consumers are shopping and trading at the unique stores that have been made attractive through Operation Facelift grants. Other property owners reluctant to participate or improve their structures can now receive the assessments that may have been hindering the improvement and lease of their building. The award of this site assessment grant would make available additional monies to be leveraged for properties

The measure of revitalization in an area may consist of easily calculated items such as private investment dollars, an increase in property values, and number of new businesses and jobs. However, other not so easily measurable results should also factor into the revitalization equation. Revitalization works to make the changes necessary to better meet the needs of the surrounding neighborhood from within the neighborhood, making neighborhoods more livable. Residents' ability to procure needed goods, services, and jobs safely close to home will extend value to their neighborhoods and will contribute to the long-term success of the business districts. Providing employment and financial opportunities for the residents of San Antonio's inner city is a major goal of the NCR Program.

The target areas proposed for this grant are already identified through another City program as "Neighborhood Commercial Revitalization Project Areas". These target areas are located in highly urbanized location near downtown San Antonio. As a whole, sustainable development for the City requires infill development in the urbanized areas that we have targeted. The City has developed a "toolbox" of incentives for developers and builders to invest in these target areas. The incentives include: Tax Increment Financing, reduced permitting fees, tax abatements, and, if awarded this grant, assistance with environmental assessments. To qualify for these incentives, the developer must propose sustainable development communities. This includes Traditional Neighborhood Developments, mixed-use zoning, large sidewalks set back from the curb, underground utilities, etc. These incentives are approved only for those developments that meet the City's land use and environmental control plans.

2. The initial infusion of capital into the neighborhood, cleaning up the site, rebuilding infrastructure, and engaging in strong public relations is the first step to ensure that after cleanup, a target area continues to stay clean and aesthetically pleasing. Included in this mix are new building requirements. The City's recently revamped building codes and planning efforts, codified within the Unified Development Code (UDC), requires tree preservation, development of Traditional Neighborhoods, energy efficiency construction that complies with the 2000 International Energy Conservation Code, traffic impact analyses, the creation of on-site storm water detention facilities, or the payment of a fee to create regional detention ponds. The City's Code Compliance officers, police, and neighborhood associations help provide a network to educate and enforce as necessary the City's anti-pollution rules and regulations in an effort to keep the neighborhoods within the target area clean.

3. Traditional neighborhood business districts face a number of problems such as difficulty competing in a rapidly changing ever more sophisticated retail environment, vacant or underused buildings and properties, obsolete or deteriorating infrastructure, and inadequate or inaccessible parking. The financial support and technical support provided by the Brownfields Site Assessment Grant and the Operation Facelift Grant Program would work to reverse the economic decline of these commercial areas. Site assessments, fresh paint, new windows or refurbished awnings, as part of the overall revitalization effort spurred by the NCR Program, will change the face of San Antonio.

A Brownfields site assessment grant together with an Operation Facelift grant could potentially provide the needed pieces in a financing package to make a purchase and rehabilitation feasible

for a budding entrepreneur or existing small business looking to make the move from tenant to ownership. This leveraging of public funding increases the likelihood that the business will be able to maintain proximity to its neighborhood client base and a potential hazard to nearby residents will be assessed or removed from the commercial district.

4. The City of San Antonio has attempted to curb the creation of future brownfields by various means, including offering certain incentives to developers considering developments in target areas, zoning restrictions, property acquisition of sensitive land, and enforcement. As described previously, the City's "Incentive Toolbox", which includes Tax Increment Financing, is a very useful incentive for developing target areas. Through a successful bond package, the City is currently in the process of acquiring several thousand acres of sensitive land in an area that is experiencing heavy development. The primary purpose of the acquisition is to protect aquifer recharge features. Additionally, the City anticipates that the acquisition of these lands may spur balanced growth to the south and in the targeted infill areas. The City created a Code Compliance Department to enforce anti-pollution laws and local ordinance. Through typical policing strategies, such as surveillance and investigations, this department prosecutes violators of these types of rules. The enforcement of anti-pollution rules acts as a deterrent to would-be violators.

5. The City of San Antonio created a Master Plan that provides the basis for rational decision making and is used in concert with the City's Unified Development Code. The policies contained within the Master Plan provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, including environmental. One of the primary tier I goals is to manage growth and spur economic development. Preservation of natural resources is another tier I goal. These two goals are the basis of several policies intended to redevelop brownfield target areas and minimize future brownfields, including, Policy 1(g), "Continue to make physical improvements in the inner city to encourage redevelopment and infill development". Additionally, Policy 2(c) states, "Improve the environmental review functions to assist all new development projects and redevelopment initiatives to meet federal, state, and local environmental standards and permit requirements". A copy of the City's Master Plan is attached.

Operation Facelift provides small businesses with the tools they need to do their part to make revitalization of their commercial districts a reality. By helping businesses in inner-city target areas stay in business and serve their neighborhoods, we strive to make neighborhoods more livable.

E. Creation and/or Preservation of Greenspace/Open Space or Other Nonprofit Purpose

1. The intent of the grant is to redevelop brownfields into viable commercial properties. Although, some developments may include open space as part of a drainage feature, buffer zone, or other asset, preservation of open space and recreational use is not considered a primary goal of this project. However, the permitting requires for the City require certain drainage improvements. Typically a fee is assessed based on the size of the project and amount of impervious cover constructed. Although the developer has an option to create on-site storm water detention, in lieu of this fee, most developers choose to pay the fee. The fee is then used to

engineer and construct regional storm water detention facilities that serve to control flooding and are also used as recreation and open space areas.

Greenspace, Mission trails, capital bond projects, other parks projects in out areas, ratio of one acre innercity redeveloped saves ____ ex-urban...

F. Reuse of Existing Infrastructure

1. Included in San Antonio's Master Plan Policies which were adopted in 1997 are policies that promote: safe, dynamic and sustainable neighborhoods which offer employment opportunities, high quality education, adequate and affordable shelter, health care, and recreational amenities. a vibrant economic climate which will attract and support a wide diversity of business opportunities and community services to provide benefits within the metropolitan area. balanced and responsible urban design, planning and development and responsible protection of the City's historical, cultural, and natural resources.

G. Community Involvement

1. Susan
all stakeholders will be invited to participate, upon completion of an assessment, the community will be notified.

2. Susan
Partner with TCEQ in past

3. Susan
Spanish, translators provided, press releases,

4. Susan/Claudia
NCR list

H. Reduction of Threats to Human Health and the Environment

1. The City created an Environmental Services Department in an effort to centralize all environmental efforts undertaken by the City. Property acquisitions and construction projects are scrutinized by this department prior to the proposed activity. This includes an Environmental Assessment and remediation, as necessary to facilitate the proposed project. Additionally, this department reviews the submittals by developers requesting any of the "Incentives Toolbox" incentives. Specific to this grant, all of the projects approved will include a Phase I Environmental Site Assessment at a minimum. This Department will contract with an approved consultant to prepare a Quality Assurance Project Plan, as necessary, and upon approval conduct the work, under the control of this department. Any remediation efforts conducted as part of this work will result in the identification and reduction of contaminants following the rules and procedures established by the state's Texas Commission on Environmental Quality.

2. The state regulatory agency, the Texas Commission on Environmental Quality, regulates most of the various environmental issues within the state. The City's permitting office ensures that work to be performed complies with their rules, as well as the rules of the state Texas Department of Health, which regulates asbestos and demolition. If the City's permitting office encounters a unique situation, it will coordinate with the City's Environmental Services Department or the local health department for approval. Work is inspected by the City and in the event that contaminants are encountered and/or remediation of contamination performed, the City will also contact the Texas Commission on Environmental Quality, per the state's rules.

I. Leveraging of Additional Resources

1. Kimberly
2. Kimberly
3. Kimberly

J. Ability to Manage Grants

1. Kimberly
2. Kimberly
3. Kimberly
4. Kimberly